044.0	0002	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,011,300 / 1,011,300
					USE VALUE: 1,011,300 / 1,011,300
					ASSESSED: 1,011,300 / 1,011,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
188	-190	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEPAGE MARY A & NOREEN V
Owner 2:	
Owner 3:	
Street 1:	188 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2568 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	541,000	4,700	465,600	1,011,300
Total Card	0.124	541,000	4,700	465,600	1,011,300
Total Parcel	0.124	541,000	4,700	465,600	1,011,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.81 | /Parcel: 393.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	541,000	4700	5,400.	465,600	1,011,300	1,011,300	Year End Roll	12/18/2019
2019	104	FV	400,600	4700	5,400.	494,700	900,000	900,000	Year End Roll	1/3/2019
2018	104	FV	376,500	4700	5,400.	360,800	742,000	742,000	Year End Roll	12/20/2017
2017	104	FV	352,600	4700	5,400.	314,300	671,600	671,600	Year End Roll	1/3/2017
2016	104	FV	352,600	4700	5,400.	267,700	625,000	625,000	Year End	1/4/2016
2015	104	FV	313,300	4700	5,400.	261,900	579,900	579,900	Year End Roll	12/11/2014
2014	104	FV	313,300	4700	5,400.	215,300	533,300	533,300	Year End Roll	12/16/2013
2013	104	FV	326,300	4700	5,400.	204,900	535,900	535,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUMA ANDREW/ETA	28763-169		6/26/1998		348,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2010	483	Porch	35,000					REBUILD 2 REAR POR

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/8/2009	Measured	189	PATRIOT
3/3/2000	Mailer Sent		
3/2/2000	Measured	264	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,601 | Spl Credit | Total: 465,600

Entered Lot Size

Total Land:
Land Unit Type:

User Acct

31138

GIS Ref

GIS Ref

Insp Date

04/17/18

!3749!

PRINT

Date	Time
12/10/20	18:54:41

LAST REV

Date	Time
05/14/18	14:26:49
apro	
3749	

PAT ACCT.

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	31138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05887842
Const Adj.:	0.98980200
Adj $ / SQ:	178.174
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664617
Depreciation:	123619
Depreciated Total:	540998

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

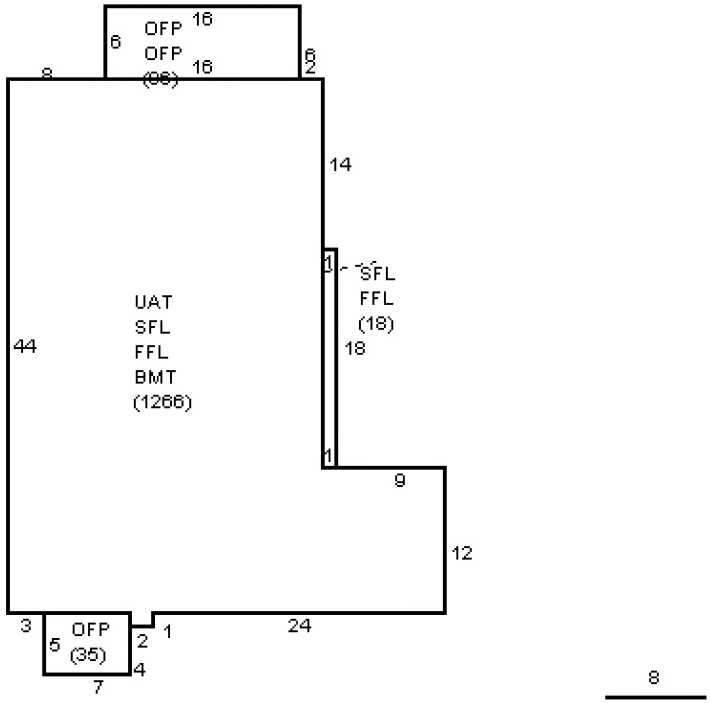
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.17
Special Features:	0	Val/Su Net:	123.57
Final Total:	541000	Val/Su SzAd	210.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,284	178.170	228,775
SFL	Second Floor	1,284	178.170	228,775
BMT	Basement	1,266	53.450	67,670
UAT	Upper Attic	317	71.270	22,557
OFP	Open Porch	227	23.530	5,340

Net Sketched Area:	4,378			Total:	553,117
Size Ad	2568	Gross Are	5327	FinArea	2568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700